



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662

Meeting Minutes  
December 15, 2011

**CALL TO ORDER: 8:05**

**ROLL CALL:**

**Present:** E. Kaniewski, D. Kingma, M. Den Bleyker, F. Valenzuela, J. Schmunk, M. Collins,  
C. Mueller, M. Kazimir, L. Ristovski  
**Absent:** W. Coleman

**APPROVAL OF THE NOVEMBER 2011 MEETING MINUTES**

**With amendments**

**Motion** L. Ristovski **Seconded:** C. Mueller  
**Approve:** E. Kaniewski, D. Kingma, M. Den Bleyker, M. Collins,  
C. Mueller, M. Kazimir, L. Ristovski, J. Schmunk  
**Abstain:** F. Valenzuela  
**Absent:** W. Coleman

**MEMORIALIZATIONS:**

**JSMC, LLC - 50 Essex Street, Rochelle Park, NJ 07662, Block 3, Lot 41**

**Motion** C. Mueller **Seconded:** L. Ristovski  
**Approve:** E. Kaniewski, D. Kingma, M. Den Bleyker, M. Collins,  
C. Mueller, M. Kazimir, L. Ristovski, J. Schmunk  
**Abstain:** F. Valenzuela  
**Absent:** W. Coleman

**Paresh and Mohini Patel- 233 Howard Avenue, Rochelle Park, 07662, Block 107\_03**

**Motion** C. Mueller **Seconded:** L. Ristovski  
**Approve:** E. Kaniewski, D. Kingma, M. Den Bleyker, M. Collins,  
C. Mueller, M. Kazimir, L. Ristovski, J. Schmunk  
**Abstain:** F. Valenzuela  
**Absent:** W. Coleman

**Juan Tevare - 49 Hahn Ave. Rochelle Park, NJ 07662 Block 107 Lot 13**

**Motion** C. Mueller **Seconded:** L. Ristovski  
**Approve:** E. Kaniewski, D. Kingma, M. Den Bleyker, C. Mueller, M. Kazimir, L. Ristovski,  
M. Collins  
**Abstain:** F. Valenzuela, J. Schmunk  
**Absent:** W. Coleman

**BUILDING AND LAND USE APPLICATIONS:**

**PLANNING – Tenant Reviews**

**Sammie Cakes**

**70 West Passaic Street**

**Rochelle Park, NJ 07662**

**Zone 4B Block 000032 lot 0090**

The applicant Samantha Manfredi testified on her own behalf that she intends to sell specialty cakes and cupcakes at the property located at 70 West Passaic Street, Rochelle Park. She said that she and her cousin Ashley Pernice will run the business mainly as a storefront operation to sell cakes and



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cupcakes that are baked off premises. The hours of operation will be 7:00 a.m. to 9:00 p.m., Monday through Sunday and the property owner has assigned two parking spaces "in the front" and two parking spaces in the rear of the building. They expect their customers to pick up specially ordered cakes with no sit down services and they will provide delivery services.

There is no construction planned at this time with the exception of replacing the awning. The applicant agreed to apply for all proper permits for any construction and the awning. Additionally, if Ms. Manfredi decides to install an oven and do baking on premises, she will apply for all the proper permits.

The Board approved Ms. Manfredi's application.

Motion	M. Den Bleyker	Seconded:	L. Ristovski
Approve:	E. Kaniewski, D. Kingma, M. Den Bleyker, C. Mueller, M. Kazimir, L. Ristovski, J. Schmunk, F. Valenzuela		
Abstain:	M. Collins		
Absent:	W. Coleman		

**The Brow Studio**  
**340 West Passaic Street**  
**Rochelle Park, NJ 07662**  
**Z BA Block 102 lot 7.02**

Anna Tower, the sole member of the Applicant testified that she is a licensed esthetician and currently operates a skin care center in Nutley, New Jersey. The Brow Studio will provide skin care facials and eyebrow waxing. The hours of operation will be by appointment only Monday through Friday and the applicant will be the only employee. The applicant testified that there will be one reserved parking space for her use and there are an additional 96 spots for clients. She does not anticipate more than one client at a time.

As a licensed professional, The State of New Jersey will inspect the subject premises, in accord with the regulations for licensed estheticians.

The Board approved The Brow Studio application.

Motion	L. Ristovski	Seconded:	F. Valenzuela
Approve:	E. Kaniewski, D. Kingma, M. Den Bleyker, C. Mueller, M. Collins, M. Kazimir, L. Ristovski, J. Schmunk, F. Valenzuela		
Abstain:			
Absent:	W. Coleman		

**J&J Computing**  
**D/B/A Fireworks Extravaganza**  
**174 Route 17 North**  
**Rochelle Park, NJ 07662**

The applicant, John Sagaria sole owner of J & J Computing, d/b/a Fireworks Extravaganza, testified that he has been running a computerized fireworks choreography and display company at the above address since 1989. His clients are municipalities who put on public fireworks displays and clients do not go to his office.

He appeared before the Board requesting to expand his office space an additional approximately 320 square into an adjoining office. The proposed use of this space



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is to store computers and files. The applicant, who has help a permit for 22 years, is required to operate in a licensed facility by the ATF (Alcohol, Tobacco and Firearms Administration). Mr. Sagaria testified that he will not store of fireworks on the premises and that he is subject to ATF (Alcohol, Tobacco and Firearms Administration) inspection.

The business hours of operation will be 9:00 a.m. to 5:00 p.m., Monday through Friday and he will have will have one employee working there.

The Board approved Mr. Sagaria's application.

Motion	M. Kazimir	Seconded:	C. Mueller
Approve:	E. Kaniewski, D. Kingma, C. Mueller, M. Kazimir, L. Ristovski, J. Schmunk, F. Valenzuela		
Abstain:	M. Den Bleyker		
Absent:	W. Coleman		

#### **ZONING**

**Developer Name / Project Address:**

**Allied Developers LLC.**

**Block 110.01, Lots 1 & 2**

**NY Susquehanna and Western Railway ROW**

Applicant asked for an extension in order to respond to a report issued by the Township Engineer, Mr. Ken Job.

#### **OTHER BUSINESS:**

#### **PUBLIC:**

**ADJOURNMENT: 10:00**

**Respectfully Submitted by:**

**Marlene Den Bleyker,  
Rochelle Park Planning Board and Zoning Board of Adjustments Secretary  
12/29/2011**